



**62 Derwent Close, St. Ives, PE27 3HR**

**Asking Price: £210,000**

- End Terrace Home
- Two Bedrooms
- Modern Kitchen
- Walking Distance to Amenities
- Close to Guided Bus Stops
- Allocated Parking
- Ideal First Time/Investment Purchase
- No Forward Chain
- Freehold
- Energy Rating: C/76

A two-bedroom home situated in this sought-after area of St. Ives. The property is well-positioned for local amenities and is only a short walk from the Guided Bus stops, offering easy and convenient access into both Huntingdon and Cambridge.

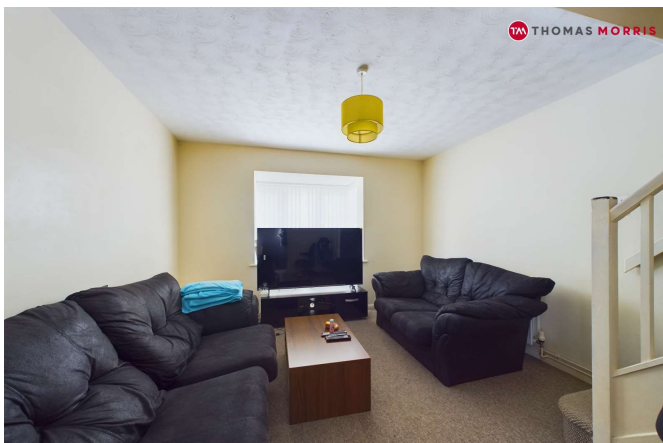
The property is offered to market with no forward chain and comprises - entrance hall, lounge/diner, modern kitchen with space for appliances, two bedrooms and bathroom.

Outside, there is one allocated parking space and a brick-built storage cupboard.

Huntingdonshire District Council

Council tax banding B.

These details are subject to approval.



**Entrance Hall**

**Living Room** 15'1" x 11'9" (4.6m x 3.58m).

**Kitchen** 11'8" x 6'4" (3.56m x 1.93m).

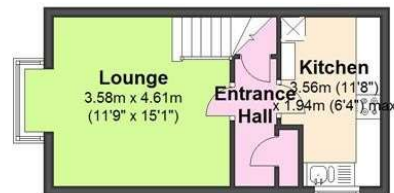
**Landing**

**Bedroom 1** 11'9" x 11'4" (3.58m x 3.45m).

**Bedroom 2** 11'9" x 6'7" (3.58m x 2m).

**Bathroom**

#### Ground Floor



#### First Floor



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire, PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

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#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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